

# \$359,900 - 205, 19661 40 Street Se, Calgary

MLS® #A2224209

**\$359,900**

2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Step into this beautifully designed 2-bedroom, 2-bathroom corner unit and discover the perfect blend of style, space, and comfort. With 885 square feet of thoughtfully planned living, this home offers upscale finishes like luxury vinyl plank flooring, marble-inspired quartz counters, elegant lighting, and smart storage solutions throughout. You'll love the open-concept kitchen and dining area—ideal for hosting—with striking two-tone, ceiling-height cabinets that elevate the space. The bright and airy living room flows effortlessly onto a large private covered balcony perfect for enjoying sunny mornings or relaxing evenings outdoors.

The spacious primary suite feels like your own private retreat, featuring a luxurious 5-piece ensuite with double sinks, a separate tub and shower, and a large walk-in closet. A second bedroom with convenient access to the main 3-piece bath makes this layout functional for guests or a home office.

Additional highlights include in-suite laundry, titled underground parking, and a well-kept building with visitor parking and beautifully landscaped surroundings. Located in vibrant Seton, you're close to everything—shops, dining, the South Health Campus, and major roadways.

This is the one you don't want to miss—schedule your showing today and experience the best of Seton condo living!

Built in 2020



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224209          |
| Price          | \$359,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 886               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205, 19661 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3H3                 |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Underground |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 16             |
| Zoning         | M-2            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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